



Historic Preservation Commission Regular Meeting Minutes

Wednesday, June 22, 2022 at 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, Commission Chair Posey called the Deadwood Historic Preservation Commission meeting to order on June 22, 2022 at 5:00 p.m.

2. Roll Call

PRESENT

HP Commission Chair Bev Posey
HP Commission 2nd Vice Chair Robin Carmody
HP Commission Vice Chair Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Vicki Dar

City Commissioner Charlie Struble

ABSENT

HP Commissioner Jill Weber
HP Commissioner Tony Williams

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Mike Walker, NeighborWorks Director

3. Approval of Minutes

a. Approval of June 8, 2022 Meeting Minutes

It was moved by Commissioner Diede and seconded by Commissioner Santochi to approve the HPC Minutes of June 8, 2022. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

4. Voucher Approvals

a. HP Operating Vouchers

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Operating Vouchers in the amount of \$107,481.03. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

b. HP Grant Voucher Approval

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve the HP Grant Vouchers in the amount of \$16,371.00. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

- c. Revolving Loan Voucher Approval

It was moved by Commissioner Santochi and seconded by Commissioner Carmody to approve the HP Revolving Vouchers in the amount of \$12,782.92. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

5. HP Programs and Revolving Loan Program

- a. HP Revolving Loan Requests

Masonic Center - 696 Main St. - Loan Extension Request
Ron & Tate Underhill - 33 Taylor - Loan Extension Request

It was moved by Commissioner Santochi and seconded by Commissioner Diede to approve both requests for the Masonic Center, 696 Main Street, Loan Request and Ron & Tate Underhill, 33 Taylor, Loan Extension Request. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

- b. HP Grant Program Approval

Doug & Misty Asermely - 830 Main St. - Wood Windows and Doors/Siding Programs

It was moved by Commissioner Carmody and seconded by Commissioner Santochi to accept Doug & Misty Asermely, 830 Main Street, into the Wood Windows and Doors and Siding Grant Programs. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

6. Old or General Business

- a. Permission to enter into contracts with Macrovision for the purchase and digitization of 1,000 plus hours of raw footage of Deadwood and preservation projects over the past four decades. Acquisition cost of \$30,000 over three year period and contract for services at \$30.00 per hour not to exceed 1,000 hours. To be paid for and budgeted for under HP Public Education line item.

Mr. Kuchenbecker stated earlier staff did a short presentation for you as an overview of this project with video footage examples of some of the vast house of raw footage of Deadwood. Based upon the direction of the Commission, staff has had several meetings and discussions with the ownership of Macrovision about the acquisition and digitization of the video footage. The first contract is the with Macrovision for the purchase of 1,000 plus hours of raw footage of Deadwood and preservation projects over the past four decades for a total cost of \$30,000 over a three-year period. In 2022, \$15,000, \$7,500 in 2023 and 2024. The second contract for independent contract for services at \$30.00 per hour not to exceed 1,000 hours. This expense is to be paid out of the HP Public Education line item. ***It was moved by Commissioner Diede and seconded by Commissioner Santochi to recommend to the City Commission to enter into a contract with Macrovision for the purchase and digitization of 1,000 plus hours of raw footage of Deadwood and preservation projects over the past four***

decades. Acquisition cost of \$30,000 over a three year period and contract for services at \$30.00 per hour not to exceed 1,000 hours. To be paid out of the HP Public Education line item. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

- b. Request from Outlaw Square in the amount of \$1,800.00 to support native american dancing during Days of 76 Celebration to be paid from Public Education line item.

Mr. Kuchenbecker stated we have a request from Outlaw Square. Bobby Rock stated Starr Chief Eagle along with a Native American Drum Group and dancers will be performing at Outlaw Square. This is not a part of the Days of 76. This is part of our weekly Thursday events. **It was moved by Commissioner Santochi and seconded by Commissioner Dar to approve the request to fund Starr Chief Eagle with Native American Drum Group and Dancers for a presentation at Outlaw Square in the amount not to exceed \$1,800.00. The funds will come out of the Public Education line item. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.**

- c. Outside of Deadwood Grant request for additional funding in the amount \$2,500.00 for project of the Mystic Preservation Alliance for a total of \$10,000.00.

Mr. Kuchenbecker stated the Mystic Preservation Alliance received an Outside of Deadwood Grant in 2021 for the McCahan Memorial Chapel Exterior Repairs in the amount of \$7,500.00. The project was for exterior repairs of the structure. When the project was started it was realized this is a bigger issue than anticipated and decided the best way to avoid future bank encroachment problems was to excavate a larger area around the structure and install a French drain. This was an unexpected cost and the Mystic Preservation Alliance is requesting assistance to help cover this expense. As per our policy guidelines projects will not exceed \$10,000.00 in grant funding per request. The Projects Committee reviewed this request and recommend granting an additional \$2,500.00 of their request making their grant total \$10,000.00. **It was moved by Commissioner Santochi and seconded by Commissioner Diede to grant an additional \$2,500.00 of the Mystic Preservation Alliance's request for additional funding for their 2021 Outside of Deadwood Grant. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.**

- d. Permission to continue project with Stone Land Services, LLC and acknowledge payment of invoice in the amount of \$3,200.00 for Title Research MC86 - Main Street Deadwood Project (Boots to Bricks) for services rendered 2/1/2022 through 4/30/22 to be paid from HP Public Education line item. Total amount of project not to exceed \$10,000.00 at this time.

Mr. Kuchenbecker stated staff is requesting permission to continue the project with Stone Land Services, LLC for completed work on updating Boots to Bricks. An invoice has been submitted for work from 2/1/22 through 4/30/22. Payment will be paid out of the HP Public Education line item in the amount of \$3,200.00. The total amount of this project will not exceed \$10,000.00. **It was moved by**

Commissioner Carmody and seconded by Commissioner Santochi to recommend to the City Commission payment in the amount of \$3,200.00 for work completed so far on the Main Street Deadwood Project (Boots to Bricks) to Stone Land Services, LLC to be paid out of the HP Public Education line item. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

- e. Approve Loan Agreement 2022-003 with Deadwood History, Inc. for items relating to exhibits for the 100 Years of the Days of 76 Celebration.

Mr. Kuchenbecker stated staff is requesting permission to loan items to Deadwood History, Inc for use during the 100th Anniversary of Days of 76 Exhibit. The items will be displayed at the Days of 76 Museum from July1 to August 10, 2022. ***It was moved by Commissioner Carmody and seconded by Commissioner Santochi to recommend to the City Commission to grant Grant Deadwood History, Inc. permission to use the City's archival objects from July 1 to August 10, 2022. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.***

7. New Matters Before the Deadwood Historic District Commission

- a. COA 220080 - Jordan Dahl - 566 Main - Construct Fenced Structure - Continued from 6/8/22 Meeting

Mr. Kuchenbecker stated the applicant is requesting permission to construct a fenced structure for safety of axe throwing. The HP Commission continued this application from the 6/8/22 meeting as the Commission would like to see more detailed plans. New pictures of the design as submitted for your review. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.***

- b. COA 220081 - GR Deadwood, LLC - 424 Main St. - Exterior Restoration/Repairs

Mr. Kuchenbecker stated the applicant has submitted an application for Certificate of Appropriateness for work at 424 Main Street, a contributing structure located in the Deadwood Historic Overlay Zone in the City of Deadwood. The applicant is requesting to remodel the current structure. Plans are to add pilaster columns to reinforce the masonry support walls on the building structure. Contractors will be hired to remove and rebuild the second floor access deck and stairway providing wheel chair access from Williams Street into the second floor of the structure. The cooler on the south side of the building will be removed, this was not part of the original structure. The front façade of the building will be brought back to the historic appearance, using modern materials. However, the 4" square decorative glass windows will be restored or replaced. Staff did have questions regarding the type of materials that will be used on the front of the structure. These questions were answered by e-mail and were included in your packet. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark

District. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.***

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 220086 - Doug & Misty Asermely - 830 Main St. - Replace Windows and Siding
- Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 830 Main St., a contributing structure located in the Upper Main Planning Unit in the City of Deadwood. The applicant is requesting permission to replace all windows on original part of the house. Install new windows in addition. Install new front door and wood storm door. Remove and replace siding with Diamond Kote. The top half of the structure will be board and batten. A site visit was conducted by staff and Commissioner Diede to review the project. It was determined the current windows are not original to the house. The applicant would like to install period correct windows to return the windows to the larger original size of the structure. In replacing the siding a 5" reveal smooth siding will be required. The proposed work and changes do not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District. ***It was moved by Commissioner Santochi and seconded by Commissioner Diede based upon all the evidence presented, I find that this project does not encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places, and therefore move to grant a project approval. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.***

9. Items from Citizens not on Agenda

(Items considered but no action will be taken at this time.)

10. Staff Report

(Items considered but no action will be taken at this time.)

Mr. Kuchenbecker stated there was a Gaming Commission meeting today. One of the things that was a concern to the business owners was rules for the language of children on the gaming floor. There is a 90 day stay. The industry and gaming will be working to solve the issue. Wild Bill Days was successful.

11. Committee Reports

(Items considered but no action will be taken at this time.)

Commissioner Diede stated he has new committees. The MSI meeting is interesting. Just a lot busier.

Commissioner Carmody stated Wild Bills Days was very busy. The Quick Draw was a success. I participated in the Wild Bill Reads and there were 88 authors present this week. We have sold the most books yet. People from all over were here.

Mr. Kuchenbecker stated this is the biggest participation this organization has had with 256 shooters from around the globe. This event was started 30 years ago in Deadwood.

Commissioner Posey stated the car port being constructed at 26 Washington look wonderful. Everyone should go by and take a look at it.

- a. Executive Session for Contractural Matters per SDCL 1-25-2(2) with possible action.

It was moved by Commissioner Santochi and seconded by Commissioner Diede to go into executive session at 5:31 p.m. for contractural matters per SDCL 1-25-2(2) with possible action. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

It was moved by Commissioner Diede and seconded by Commissioner Santochi to close the executive session at 5:51 p.m. Voting Yea: Posey, Carmody, Diede, Santochi, Dar.

12. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:51 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Bonny Anfinson, Program Coordinator